

**APPROVALS**

THIS PLAN IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION AND ARCHITECTURAL BOARD OF REVIEW OF THE CITY OF WILLOUGHBY, OHIO THIS DAY OF \_\_\_\_\_ 20\_\_.

JOHN PERKOVICH  
CHAIRMAN

THIS PLAN IS HEREBY APPROVED BY THE ENGINEER OF THE CITY OF WILLOUGHBY, OHIO THIS DAY OF \_\_\_\_\_ 20\_\_.

CITY ENGINEER PIETRO A. DIFRANCO, P.E.

**ACCEPTANCE**

I, THE UNDERSIGNED REPRESENTATIVE OF BROWNING WILLOUGHBY, LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

BROWNING WILLOUGHBY, LLC.  
BY:

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

TITLE \_\_\_\_\_

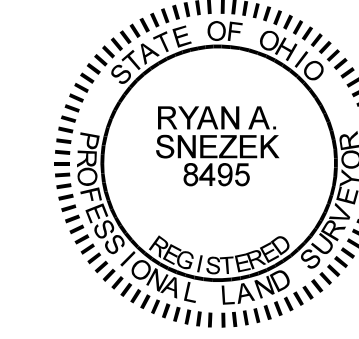
**McSteen**  
LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092  
Phone: 440.585.9800 www.mcsteen.com

**LOT SPLIT AND CONSOLIDATION**  
FOR  
**38032 BROWN AVENUE**

KNOWN AS BEING SUBLOTS NO. 110, 111, 112 AND 113 IN THE CLERMONT REALTY COMPANY'S WILLOUGHBY-EUCLID AVENUE SUBDIVISION OF PART OF ORIGINAL LOTS NOS. 2, 3 AND 6, TRACT, 13, WILLOUGHBY TOWNSHIP AS SHOWN BY THE RECORDED PLAT IN VOLUME C, PAGES 66, 67, AND 68, AND PART OF VACATED CENTER STREET ORD. 1955-46, VOLUME K, PAGE 99, NOW SITUATED IN THE

**CITY OF WILLOUGHBY**  
COUNTY OF LAKE - STATE OF OHIO



RYANA A. SNEZEK

REG. PROF. SURV. No. 8495

Job No.: 20-223

Field Date: November 5, 2020

Survey Date: December 21, 2020

Drawn By: TEE & HJW

**MISCELLANEOUS NOTES**

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAT AS FOUND OR USED ARE IN GOOD CONDITION, APPARENTLY UNDISTURBED, UNLESS OTHERWISE NOTED.
- THERE IS NO APPARENT OCCUPATION ALONG THE SUBJECT BOUNDARY LINES OTHER THAN AS SHOWN ON THIS PLAT.

**BASIS OF BEARING**

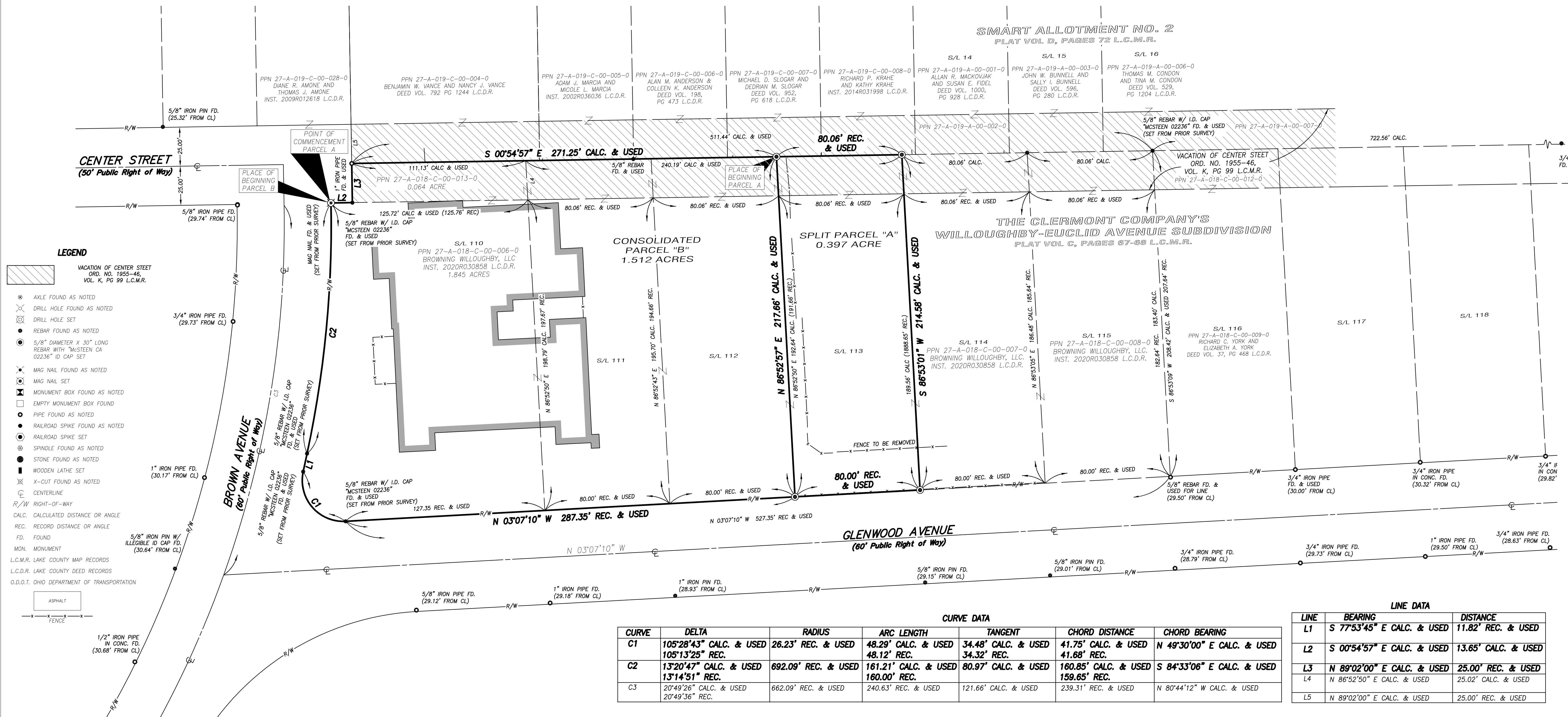
THE BASIS OF BEARINGS FOR THIS SURVEY ARE FROM GNSS OBSERVATIONS TO THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE, NAD83 (2011) DATUM DERIVED THROUGH THE O.D.O.T. V.R.S. NETWORK.

**NOTARY PUBLIC**

COUNTY OF LAKE  
STATE OF OHIO  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE OF BROWNING WILLOUGHBY, LLC WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF \_\_\_\_\_ FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



**LEGEND**

- VACATION OF CENTER STREET ORD. NO. 1955-46, VOL. K, PG 99 L.C.M.R.
- AXLE FOUND AS NOTED
- DRILL HOLE FOUND AS NOTED
- DRILL HOLE SET
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MAG NAIL FOUND AS NOTED
- MAG NAIL SET
- MONUMENT BOX FOUND AS NOTED
- EMPTY MONUMENT BOX FOUND
- PIPE FOUND AS NOTED
- RAILROAD SPIKE FOUND AS NOTED
- RAILROAD SPIKE SET
- SPINDLE FOUND AS NOTED
- STONE FOUND AS NOTED
- WOODEN LATHE SET
- X-CUT FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LAKE COUNTY MAP RECORDS
- L.C.D.R. LAKE COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
- ASPHALT
- FENCE
- 1/2" IRON PIPE IN CONC. FD. (30.68' FROM CL)

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	105°28'43" CALC. & USED 105°13'25" REC.	26.23' REC. & USED	48.29' CALC. & USED 48.12' REC.	34.48' CALC. & USED 34.32' REC.	41.75' CALC. & USED 41.68' REC.	N 49°30'00" E CALC. & USED
C2	13°20'47" CALC. & USED 13°14'51" REC.	692.09' REC. & USED	161.21' CALC. & USED 160.00' REC.	80.97' CALC. & USED	160.85' CALC. & USED 159.65' REC.	S 84°33'06" E CALC. & USED
C3	20°49'26" CALC. & USED 20°49'36" REC.	662.09' REC. & USED	240.63' REC. & USED	121.66' CALC. & USED	239.31' REC. & USED	N 80°44'12" W CALC. & USED

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 77°53'45" E CALC. & USED	11.82' REC. & USED
L2	S 00°54'57" E CALC. & USED	13.65' CALC. & USED
L3	N 89°02'00" E CALC. & USED	25.00' REC. & USED
L4	N 86°52'50" E CALC. & USED	25.02' CALC. & USED
L5	N 89°02'00" E CALC. & USED	25.00' REC. & USED